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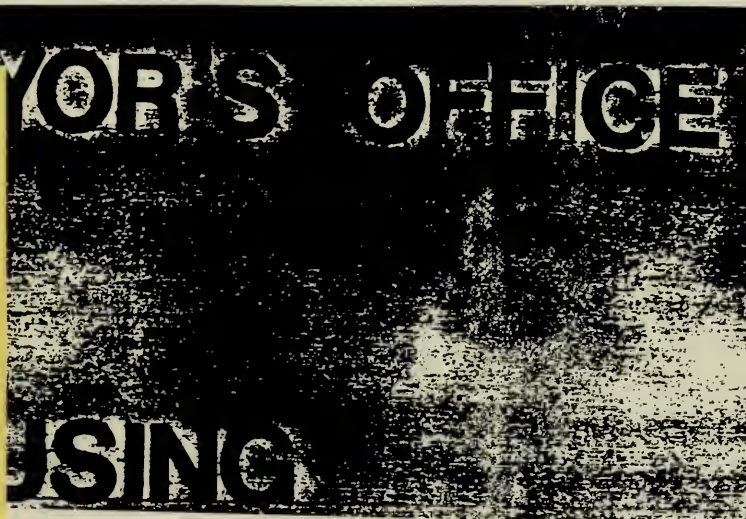


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**MAYOR'S OFFICE**


**OF**

**HOUSING**



# HOUSING DIVISION

## OVERVIEW



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## **HOUSING DIVISION**

### **I. Overview**

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## **MAYOR'S OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT**

### **HOUSING DIVISION**

As market forces in San Francisco drive housing costs upward, staff of the Housing Division work to maintain and increase the number of affordable homes for families and individuals of modest means. With creative approaches to financing new construction and rehabilitation of housing, the office implements City housing policy and develops programs to benefit a wide spectrum of the City's population and preserve the richness of San Francisco's cultural and economic diversity. The office also works with regional state and national housing interests to develop broader housing policy and programs.

Behind this broad mandate of devising and administering responsive housing programs are a menu of innovative financing mechanisms, a small but highly competent staff and a network of neighborhood-based non-profit housing development corporations. The Housing Division brings together unusual sites, funds from private and public sources and partnerships between people including investment concerns, lending institutions, developers -- both for-profit and non-profit -- and concerned neighborhood groups. The office also serves as a "one stop shop" for developers by walking projects through the various local permit and review processes.

Two years ago, we also assumed the administration of a successful program offering low-cost loans to non-profit theatre groups to bring their facilities up to code.

By these efforts, the Mayor's Office of Housing has provided more than 7,310 places for people to call home since 1980 pulling together more than \$332,307,000 dollars of public and private funds. The office has contracted with non-profit housing development corporations to develop and rehabilitate hundreds of housing units in San Francisco neighborhoods, using Community Development Block Grant funds.





## **H O U S I N G   P R O G R A M S**

### **CURRENTLY FUNDED PROGRAMS**



## **HOUSING PROGRAMS**

MOHED draws from a variety of housing programs and funding resources to assist in the production of new housing, rehabilitate old homes and apartment buildings, and to assist homebuyers and renters in meeting the high cost of housing. These include the following:

1. Housing Site Acquisition Program
2. Surplus Public Property
3. Community Housing Rehabilitation Program (CHRP)
4. Rental Rehabilitation Program (RRP)
5. Office Affordable Housing Production Program (OAHPP)
6. Hotel Room Tax Low Income Housing Fund
7. HUD Section 202 New Construction Program
8. First-Time Homebuyer Program
9. Multifamily Mortgage Revenue Bonds (MFMRB)
10. Housing Affordability Fund (HAF)
11. Housing Development Grants (HODAG)
12. State Programs: CHFA, DPRLP, and SUHRP
13. Section 312 Program

A summary of each of the above programs follows.

### **HOUSING SITE ACQUISITION PROGRAM**

Through neighborhood-based nonprofit housing developers, this program provides Community Development Block Grant funding to acquire buildings for rehabilitation and sites for new construction. The new or renovated housing produced is owned and managed by the nonprofit organizations, which keeps the housing affordable.

Site Acquisition funds are awarded to projects based on need for financing. Applicants are required to maximize funding from other sources, and to utilize Site Acquisition for gap financing only. The funds are generally advanced as 30-year conditional grants. As long as affordability and low-income occupancy requirements are met, no repayment is required. At the end of the 30-year period, the funds convert to a full grant.

#### **Program Data:**

Total Projects Assisted: 51  
Total Units Assisted: 2,987  
New Construction Units: 1,166  
Substantial Rehabilitation Units: 1,821  
Site Acquisition Funds Expended since 1980: \$22,131,715  
Other Public Funds Leveraged by HSAP: \$62,173,000  
Private Funds Leveraged by HSAP: \$22,066,000  
Anticipated Funding 1988: \$2,000,000

## **SURPLUS PUBLIC PROPERTY**

Surplus public property including air rights, abandoned school buildings and vacant land are periodically inventoried as potential sites for affordable rental and ownership housing. While financing is difficult to secure, locating appropriate housing sites is extremely difficult in San Francisco. Each proposal entails consensus building with community groups, extensive negotiating with the development team and development of legal mechanisms for ongoing affordability.

### **Program Data:**

Total Projects Assisted: 8  
Total Units Assisted: 667  
Under Construction and Complete: 394  
Pending Approvals: 273  
Public Funds Leveraged: \$67,191,066  
Private Funds Leveraged: \$1,010,000

## **COMMUNITY HOUSING REHABILITATION PROGRAM (CHRP):**

This Community Development Block Grant (CDBG) funded program which began in 1980 provides low interest deferred loans to correct housing code violations and improve safety, accessibility and energy efficiency of homes and rental units for low-income residents. These loans are packaged by CDBG funded housing development corporations. MOHED staff is also actively involved in packaging CHRP loans.

### **Program Data:**

Units Assisted to Date: 1,492  
Low/Mod. Units: 100%  
Rental Units: 1,171  
Funds Expended: 14,261,853  
Funds Available for 1988: \$2,159,000

## **RENTAL REHABILITATION PROGRAM**

The Rental Rehabilitation Program (RRP) is a HUD sponsored program. It has two distinct components: 1) RRP Grant. These HUD funds are awarded on the basis of need (there are rental units in San Francisco where the funds can be used). The funds are then lent to rental property owners at a below market interest rate to use with their own source of matching funds for rehabilitating properties. 2) Section 8 Certificates/Vouchers. The certificates and vouchers represent rental subsidy dollars issued to the City on a proportion basis to the RRP Grant funds. Distribution is administered by San Francisco Housing Authority, which has an agreement with the City.

**Program Data:**

Units Assisted to Date: 693  
Low Income Tenant Benefitting: 93%  
Total RRP Contributions: \$2,586,140.  
Total Funds Contributed from Other Sources: \$7,852,312.  
RRP Funds Currently Available: approximately \$2.3 million

**OFFICE-AFFORDABLE HOUSING PRODUCTION PROGRAM**

**Program Summary**

Downtown office developers are required, under this program, to provide or contribute toward housing to reduce the effect of office development and new employees on the availability of housing. To date, the program has provided over \$28 million in finance to construct new housing or rehabilitate vacant housing. The funds generated by the program have been used as gap financing for projects with other subsidy commitments, as well as to establish a mortgage assistance pool used in the City's first-time homebuyer program.

**Program Data:**

Total Units Assisted: 5287  
Low/Mod Units: 58% of total  
Rental Units: 70% of total  
Total OAHPP Contributions: \$28,375,733  
Approved Office Projects with Unmet OAHPP Obligation: 5

**HOTEL ROOM TAX LOW INCOME HOUSING FUND**

**Program Summary**

A portion of the City's tax on hotel room charges is allocated to assist housing for elderly and handicapped which is non-profit and will remain affordable for at least 40 years. The fund has been used since 1973 to build replacement housing around the Yerba Buena Center. Beginning in 1987, the fund is available to assist projects city-wide. The Fund is administered by the Chief Administrative Officer, with assistance in project selection from MOHED.

**Program Data:**

Units Assisted to Date: 400  
Low/Mod Units: 100% of total  
Rental Units: 100% of total  
Available Per Year (1988-92): approximately \$2.8 million  
Units in Process: 25

## **HUD SECTION 202 NEW CONSTRUCTION PROGRAM**

### **Program Summary**

Although most federally-subsidized new construction programs have been terminated, the U.S. Dept. of Housing and Urban Development (HUD) makes funds available, on a highly competitive basis, for Section 202 non-profit housing for low-income elderly and handicapped people. The Section 202 direct federal loan comes with a 20-year Section 8 commitment. Non-profit sponsors in the City have been successful in obtaining 1-2 project commitments per year, and MOHED has worked with these sponsors to provide funds needed in excess of HUD mortgage limits.

### **Program Data:**

Units Assisted Since 1983: 350

Low/Mod Units: 100% of total

Rental Units: 100% of total

HUD Funding Available per Year: approximately 1 project in San Francisco  
(25-40 units)

Cumulative HUD Funding: \$18,900,000

Cumulative City Gap Funding: \$2,175,000

Units in Process: 126

## **FIRST-TIME HOMEBUYER PROGRAM**

### **Program Summary**

The City assists first-time homebuyers by providing one or a combination of the following: bond financed mortgages at below market interest rates, mortgage assistance, and land equity loans. Bond financed mortgages are available for both specific housing developments and units buyers identify. Land equity loans are available for units built on land once owned by the City.

### **Program Data:**

Units Assisted to Date: 633

Low/Mod Units: 95%

Bond Financed Mortgages to Date: \$51,021,554

Mortgage Assistance: \$ 5,000,000

Units Being Developed or Under Construction: 318

## **MULTI FAMILY MORTGAGE REVENUE BONDS (MFMRB)**

The program provides construction and/or permanent financing for multi-family rental housing, either new construction or substantial rehabilitation. The program is designed to increase the supply of rental housing in the City and provide at least 20 percent of the units as affordable to very low and low income residents.

Although no MFMRB's have been issued after the 1986 Tax Reform Act, when such bonds are issued, 20% of the units will be set aside for very low income tenants for 15 years. It is anticipated that because of these more restrictive treasury requirements, Bonds issued in 1988 will be approximately \$40,000,000.

**Program Data:**

Total Units Assisted: 950  
Low/Mod Units: 31% of total  
Rental Units: 100% of units  
Total Amount of Bond Issued: \$83,630,000  
Units Under Construction: 434

**HOUSING AFFORDABILITY FUND**

In the first program of its kind in San Francisco, the Board of Supervisors in 1983 appropriated \$10,000,000 of general fund money to the Housing Affordability Fund. The purpose of the fund is to provide for low and moderate income housing throughout the City and provide a depth of flexibility not found in other City programs. Funds from the HAF fund are appropriated on a project-by-project basis in order to subsidize affordable housing in a variety of ways.

Because the HAF carried general and not specific goals, the City has used the funds in innovative and creative ways to create affordability, ensure affordability over the long term, provide the gap financing, or pay for land or long-term ground leases on which affordable housing projects are being built. Of the \$10,000,000, only \$570,000 dedicated to Artspace Development Corporation has not been leveraged with construction funds.

**Program Data:**

Total Units Assisted: 584  
Low/Mod Units: 100%  
Rental Units: 470 or 80%  
Units in Process: 413

**HOUSING DEVELOPMENT GRANTS (HODAG)**

The Housing Development Grant Program is a HUD-funded, MOHED-administered combination grant/loan program designed to assist residential rental developments in the City which range in size from not less than 20 units to not more than 200 units. After selection by HUD, funds are granted to the City, which in turn loans the funds to the project.

Under the City's current application standards, 20% of the units must be held for low-income (80% of median) tenants, and an additional 20% of the units must be restricted to very low income tenants, for a total set-aside of 40%. The specific affordability and rent requirements that apply to each specific HODAG project vary.



**Program Data:**

Total Units Assisted: 258  
Low/Very Low Units: 70% of total  
Rental Units: 100% of total  
Total HODAG Grants: \$5,364,482  
Units Under Construction: 258

**STATE PROGRAMS: CHFA, DPRLP, AND SUHRP**

The City acts as the conduit for several housing rehabilitation programs sponsored by the State of California. These programs include California Housing Finance Agency (CHFA), a revenue bond financed program used for multifamily rehabilitation and infill new construction; the Deferred Payment Rehabilitation Loan Program (DPRLP), used to rehabilitate low income, owner-occupied and rental properties; and Special User Housing Rehabilitation Program (SUHRP), used to rehabilitate residential hotels.

**Program Data:**

**CHFA**

Total Loans: 4  
Units Rehabilitated: 70  
CHFA Allocation Used: \$1,382,000  
Other Funds Used: \$808,153  
Low Income Benefit: 100%

**DPRLP**

Total Loans: 19  
Units Rehabilitated: 472  
DPRLP Allocation Used: \$1,042,316  
Other Funds Used: \$3,496,749  
Low Income Benefit: 100%

**SUHRP**

Total Loans: 4  
Units Rehabilitated: 473  
SUHRP Allocation Used: \$2,236,900  
Other Funds Used: \$8,249,000  
Low Income Benefit: 100%

## **SECTION 312 PROGRAM**

The Department of Housing and Urban Development (HUD) provides funds for the Section 312 Program and funds should be available for 1988. These funds cannot be combined with Rental Rehab or Section 8 Moderate Rehabilitation Funds. Section 312 provides direct low interest amortized loans to homeowners and investor owners. The Mayor's Office of Housing works with the Housing Development Corporations and the Department of Real Estate in processing 312 Loans. The interest rate ranges from 3% to 10%. The amount of funding is small and fluctuates from year to year.



**H O U S I N G     P R O G R A M S**

**HOUSING DEVELOPMENT CORPORATIONS AND SUPPORT PROGRAMS**



Housing Development Corporations and other support programs are funded through CDBG program funds and administered by MOHED staff.

A list and short description of each corporation and technical support group follows:

1. Neighborhood Housing Development Corporation
2. Technical Services
3. Housing Counseling Agencies
4. Non-Profit Performing Arts Loan Program

### **Neighborhood Housing Development Corporations:**

The Mayor's Office of Housing and Economic Development contracts with seven (7) Community Development Block Grant (CDBG) non-profit neighborhood based Housing Development Corporations to develop and rehabilitate affordable housing using CDBG funds and other public and private sources. Some of the Housing Development Corporations own and manage property that they have purchased (through the Site Acquisition Programs) to keep housing affordable.

The following are the Housing Development Corporations that currently contact with MOHED:

- 1) ASIAN, INC.  
1670 Pine Street  
San Francisco, CA 94109  
(415) 928-5910/676-4463  
Harold Yee, President  
Victor Seeto, Project Director  
  
1988 Funding: \$161,730  
1983-1987 Funding: \$818,160  
Units owned: 171  
Units rehabilitated: 266  
Units constructed: 0  
Agency has received CDBG administrative funds since 1979.  
Agency serves clients in the Chinatown/North Beach Area.
- 2) BERNAL HEIGHTS COMMUNITY FOUNDATION (BHCF)  
515 Cortland Avenue  
San Francisco, CA 94110  
(415) 648-0330  
Fred Allingham, Director  
  
1988 Funding: \$75,000  
1983-87 Funding: \$521,000  
Units owned: 4  
Units rehabilitated: 56  
Units constructed: 4 (49 units will be constructed in 1988)  
Agency has received CDBG administrative funds since 1980.  
Agency serves clients in the Bernal Heights Area.
- 3) CHINESE COMMUNITY HOUSING CORPORATION (CCHC)  
1525 Grant Avenue  
San Francisco, CA 94133  
(415) 981-8645  
Gordon Chin, Director

1988 Funding: \$208,730  
1983-87 Funding: \$1,092,134  
Units owned: 226  
Units rehabilitated: 302  
Units constructed: 0  
Agency has received CDBG administrative funds since 1979.  
Agency serves clients in the Chinatown/North Beach and North of Market Areas.

- 4) HOUSING CONSERVATION AND DEVELOPMENT CORPORATION (HCDC)  
1637 Ocean Avenue  
San Francisco, CA 94112  
(415) 586-8000  
Roberta Catalinotto, Executive Director

1988 Funding: \$141,750  
1983-87 Funding: \$736,750  
Units owned: Co-developer of 42 townhouses  
Units rehabilitated: 141  
Units constructed: Co-developer of 42 townhouses  
Agency has received CDBG funds since 1980.  
Agency serves clients in the Oceanview Merced Heights -  
Ingleside/Visitation Valley and Bayview Hunters Point Areas.

- 5) HOUSING DEVELOPMENT AND NEIGHBORHOOD PRESERVATION CORPORATION (HDNP)  
2970 -16th Street  
San Francisco, CA 94103  
(415) 864-2803  
Al Borvice, Director

1988 Funding: \$107,400  
1983-87 Funding: \$637,889  
Units owned: 156  
Units rehabilitated: 3 (102 units to be rehabilitated in 1988)  
Units constructed: 51  
Agency has received CDBG funds since 1980.  
Agency serves clients in the Inner Mission Area.

- 6) MISSION HOUSING DEVELOPMENT CORPORATION (MHDC)  
2111 Mission Street, Suite 301  
San Francisco, CA 94110  
(415) 864-6432  
Ben Martinez, CEO

1988 Funding: \$293,625  
1983-87 Funding: \$1,682,375  
Units owned: 201  
Units rehabilitated: 380  
Units constructed: (20 units to be constructed in 1988)  
Agency has received CDBG funds since 1971.  
Agency serves clients in the Inner Mission Area.



- 7) TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC)  
230 Hyde Street  
San Francisco, CA 94102  
(415) 776-2151  
John Sterns, Director

1988 Funding: \$150,000

1983-87 Funding: \$444,000

Units owned: 491

Units rehabilitated: 344 (147 units to be rehabilitated in 1988)

Units constructed: 0

Agency has received CDBG funds since 1984.

Agency serves clients in the North of Market Area.

## TECHNICAL SERVICES

The Mayor's Office of Housing and Economic Development contracts with two technical assistance organizations to assist the Housing Development Corporations with feasibility studies, inspections, code compliance, planning recommendations, architectural design, working drawings, specifications, cost estimates, scheduling and construction administration. Asian Neighborhood Design concentrates on large projects involving buildings or 6 or more units while the Heritage Foundation assists smaller projects of 1 to 5 units.

- 1) ASIAN NEIGHBORHOOD DESIGN  
80 Fresno Street  
San Francisco, California 94133  
(415)982-2529  
Maurice Miller, Director

1988 Funding: \$196,000  
1983-87 Funding: \$852,000  
Agency has received CDBG funds since 1979.

- 2) THE FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE  
2007 Franklin Street  
San Francisco, California 94109  
(415)441-3000  
Arnie Lerner, Director

1988 Funding: \$63,000  
1983-87 Funding: \$321,000  
Agency has received CDBG funds since 1982.

## HOUSING COUNSELING AGENCIES

The Mayor's Office of Housing and Economic Development contracts with three Housing Counseling Agencies to provide assistance to tenants and landlords to ensure fair housing for tenants in the City and County of San Francisco. These agencies receive housing discrimination complaints from the public, counsel complainants on their rights and remedies under state and federal laws and work to prevent illegal lockouts, evictions and hotel conversions.

- 1) HUMAN RIGHTS COMMISSION  
1095 Market Street, Room 501  
San Francisco, California 94103  
(415)558-4901  
Mr. Grant Mickens, Director  
  
1988 Funding: \$65,000  
1983-87 Funding: \$347,780  
Agency has received CDBG funds since 1979.  
Agency serves clients citywide:
- 2) SELF HELP FOR THE ELDERLY  
640 Pine Street  
San Francisco, California 94108  
(415)982-9171  
Anni Chung, Director  
  
1988 Funding: \$52,190  
1983-87 Funding: \$209,753  
Agency has received CDBG funds since 1983.  
Agency serves clients citywide:
- 3) TENDERLOIN HOUSING CLINIC  
126 Hyde  
San Francisco, California 94109  
(415)771-9850  
Randy Shaw, Director  
  
1988 Funding: \$67,450  
1983-87 Funding: \$269,798  
Agency has received CDBG funds since 1983.  
Agency serves clients citywide:

## **NON-PROFIT PERFORMING ARTS LOAN PROGRAM**

The Non-Profit Performing Arts Loan Program (NPALP) was established in 1984 by the Board of Supervisors to enable smaller non-profit theater organizations to acquire and rehabilitate performance spaces which meet city codes. Eligible organizations can borrow up to \$100,000 from the NPALP to carry out necessary code corrections for violations or incipient violations in their existing spaces. To the extent that funds are available, loans can also be made for acquisition. The City's General Fund initially provided \$500,00 for the program; in 1986, the Hotel Tax Fund provided an additional \$500,000.

### **Program Facts:**

Total Projects Assisted: 12

NPALP Funds Expended: \$899,103

Anticipated Funding 1988: \$72,000 in loan repayments  
\$300,000 to be requested from Hotel Tax Fund

## 1988 AGENDA ITEMS

## KEY AGENDA ITEMS FOR 1988

### INTRODUCTION

- KEY PROJECTS:**
1. Pineview Housing
  2. Pan Magna Plaza (I-Hotel)
  3. Bayside Senior Housing
  4. UDAG Hotels
  5. Salvation Army Transitional Housing
  6. Serra House
  7. Mission Capp Apartments
  8. Maria Alicia Apts.
  9. Potrero Terrace
  10. Coleridge Park Homes
  11. Morgan Heights
  12. Balboa Reservoir
  13. Poly High

- KEY PROGRAMS:**
1. Resale of units built on surplus city land
  2. Marketing single family homebuyer loans for existing housing
  3. Marketing Rental Rehabilitation Program and increasing HDC participation
  4. Multifamily Mortgage Revenue Bonds
  5. Housing Development Grant Program

## KEY AGENDA ITEMS FOR 1988

### INTRODUCTION

During the 1988 program year the Mayor's Office of Housing will continue its commitment to increase and preserve affordable housing opportunities for the wide range of households in need of housing assistance. Staff will be working closely with developers (including Community Development funded non-profit housing agencies), private property owners and first-time buyers to implement all of the currently-funded programs described in Section II.

In addition, a number of projects and programs will require special attention. These are described in detail here.

## KEY PROJECTS

### **PINEVIEW SENIOR HOUSING**

#### Background

In October 1984, Self Help for the Elderly (SHE), a Chinatown-based social service organization, obtained a commitment from HUD for \$3.6 million in Section 202 federally insured mortgage funds, and Section 8 rental assistance commitment. These funds were for the construction of 70 units of housing for very-low income elderly and handicapped tenants. MOHED has subsequently committed an additional \$500,000 to the project toward the gap financing needed.

The site initially designated for this project was not approved by the Planning Department because of the displacement of residents which would have occurred. Due to the delay in identifying a site, HUD has granted a six-month extension of time to close the Section 202 loan; this extension expires on December 31, 1987. Further extensions must be obtained from the HUD Central Office in Washington.

#### Current Status

1. Site: The currently designated site is the air rights over the east end of the Broadway Tunnel. By a recent action of the Board of Supervisors, this city-owned property has been leased to SHE for a 75-year period. However, a referendum repealing the granted lease has qualified for the ballot, and will go before the voters on December 8.
2. Financing: At this time, the gap between HUD and MOHED funds committed and project cost is estimated to be \$750,000 to \$1 million. The project is eligible to receive a commitment from the Office-Affordable Housing Production Program, and negotiations are proceeding with the Empire Group.
3. Planning/Construction: Plans and specifications are in the final stage of preparation, pending the completion of planning review. As soon as the site is approved, SHE intends to begin soliciting a bid from a contractor.

#### Key Steps in 1988

1. If the project is approved on December 8, complete the planning approvals and processing of permits.
2. Secure extension of time to enter into Section 202 contract from HUD Central.
3. Identify final construction and overall project costs, and secure commitments of necessary gap financing.
4. Obtain contractors' bids, and enter into a construction contract.
5. Begin construction.



**PAN MAGNA PLAZA**  
(INTERNATIONAL HOTEL HOUSING).  
868 Kearny Street

Background

This 126-unit rental housing project is part of a mixed-use development planned for the site of the former International Hotel. After several unsuccessful development proposals for the site, a Memorandum of Understanding was signed by and among the City, the Four Seas Corporation, developer of the site, and a Chinatown Citizen's Committee appointed by Mayor Feinstein. The MOU commits the developer to build 126 apartments for seniors, with rents restricted to very low income levels for 40 years.

Current Status

The project is currently seeking to syndicate in order to provide substantial equity from the sale of low-income housing tax credits. Unfortunately, the IRS has not given the green light to the current proposal, and some debt restructuring is being explored. There is a construction loan commitment from SAMCO.

Sources of Funds

City	\$3,000,000
Developer (Soft Costs)	1,200,000
Developer Grant (Air Rights)	3,000,000
Sale of Tax Credits	7,500,000

Key Steps in 1988

1. Identify sources of city funds for \$3,000,000 grant. CDBG funds will cover \$1,500,000.
2. Facilitate sale of tax credits: revise MOU to use all non-CDBG funds.
3. Facilitate plan check, start of construction.

## **BAYSIDE SENIOR HOUSING**

### Background

The Chinese Community Housing Corporation (CCHC) received a commitment of Section 202 funds in October 1986, for the construction of 31 units of low-income elderly and handicapped housing. The commitment of \$1,378,000 in mortgage funds is supplemented by Section 8 rental assistance for all units. Since 1986, CCHC has been seeking site control and the necessary additional funding.

### Current Status

1. Site: CCHC has negotiated with the San Francisco Housing Authority for the use of air rights over the parking lot of the North Ping Yuen public housing project in Chinatown. The Housing Authority has approved the project in concept. The disposition agreement is currently being negotiated.
2. Financing: The current budget for the project shows a shortfall of approximately \$820,000. CCHC has applied to MOHED for a Site Acquisition grant or other funds for this amount, and this request is currently under consideration.
3. Planning/Construction: The application for a planned unit development (PUD) and other necessary reviews and approvals is currently before City Planning.

### Key Steps in 1988

1. Complete preparation of architectural drawings, secure all necessary approvals and permits (by Spring 1988).
2. Select contractor, negotiate contract.
3. Close HUD Section 202 loan by March 1988, or secure extension (for up to additional six months).
4. Identify and secure funding to cover gap between HUD loan and cost.
5. Begin construction (scheduled for June 1988).

## **NORTH OF MARKET UDAG HOTELS**

### Background

In 1982, a public/private venture was established to acquire, rehabilitate and rent four North of Market residential hotels as low-income housing. The developer was San Francisco Residential Hotels (SFRH), a limited partnership. The general partners are a number of private investors, including Goldrich and Kest; the limited partners include North of Market Development Corporation (NOMDC), a non-profit corporation affiliated with the North of Market Planning Coalition. Funding of acquisition and rehabilitation was accomplished as follows:

Partners' investment	\$850,000
Tax Exempt Bond Financing	6,500,000
Urban Development Action Grant (UDAG)	3,881,000
Community Development Block Grant	<u>1,000,000</u>

TOTAL DEVELOPMENT COST: \$12,231,000

In addition to these amounts, the NOMDC receives an annual contribution of \$153,000 from the developers of the Ramada Inn in the North of Market. NOMDC agreed to pay this amount to SFRH to subsidize the operating expenses of the hotels.

### Current Status

1. The developer has claimed severe operating losses in the operation of the hotels. Because of this, they have:
  - a. Rented units out at rents above the agreed levels;
  - b. Failed to pay the debt service on the Tax Exempt financing; and
  - c. Refused to open one of the four hotels.

In response, NOMDC has refused to pay the subsidy amount to SFRH, and has foreclosed the UDAG and CDBG deeds of trust (on which they are the beneficiary).

2. In an attempt to reach a settlement, NOMDC negotiated for the purchase of the property with SFRH. However, the financial institutions who hold the bonds rejected the proposed purchase agreement. The bondholder seek a solution which guarantees at least some servicing of the bonds, along with payment of arrears.
3. It appears that any owner of the property will face a substantial operating deficit at the agreed rents. Currently, a Section 8 Moderate Rehabilitation subsidy is being processed for 100 units of the total 468 units. When this is in place, the operating deficit will be reduced but not eliminated.

### Key Steps in 1988

1. Secure HUD approval of Section 8 moderate rehabilitation work for 100 units of the properties. Following completion of the work, Section 8 housing assistance payment contracts will be executed for these units, increasing the properties' cash flow.
2. Work out an agreement with San Francisco Residential Hotels, North of Market Development Corporation, and the bondholders for restructuring the bond debt on the properties.
3. Work out an agreement with all parties for the transfer of the properties to North of Market Development Corporation. The possible need for additional city financing to effect the transfer is not known at this time.
4. Following transfer of ownership, determine the need for and the amount of an ongoing operating subsidy to be funded from the Hotel Tax Fund.

## **JUNIPERO SERRA HOUSE**

### **Background**

Junipero Serra House will provide 25 units of housing to low-income physically handicapped tenants. The project sponsor, Catholic Social Service (CSS), obtained the site at Fulton and Fillmore Streets from the San Francisco Redevelopment Agency in 1985 for \$12,500. CSS then obtained a commitment of \$1,455,000 in Section 202 funds from HUD, and proceeded to develop architectural and gap financing plans. Recently, the Redevelopment Agency made a further commitment to the project of \$250,000 for construction costs.

### **Current Status**

1. **Financing:** MOHED and the Chief Administrative Officer have jointly recommended that the estimated \$515,000 in gap financing be provided from the Hotel Tax Fund's designated low-income housing funds. This use must be approved by the Board of Supervisors.
2. **Planning/Construction:** All necessary approvals have been secured, and a contractor has been selected for the project.

### **Steps to be Taken in 1988**

1. Obtain ordinance from Board of Supervisors enabling application of Hotel Tax Funds to this project, and process funding.
2. Close Section 202 loan from HUD.
3. Begin construction (originally scheduled for January 1988, to be delayed somewhat).

## **MISSION CAPP APARTMENTS**

### Background

The Mission Capp Apartments project is a 47-unit family rental housing development at 2155 Mission Street. The project was first conceived by the Organization for Business Education and Community Advancement (O.B.E.C.A./Arriba Juntos) under the direction of Lee Soto, in order to broaden the services provided by Arriba Juntos to include housing. As the project idea developed over time, Barker Interests, Ltd. was added as a co-venture partner in order to provide the development expertise necessary for the successful financing of the project.

This cooperative effort between a not-for-profit community organization and a for-profit developer will also provide a child-care facility with appropriate play areas for working parents.

City subsidies include \$1,000,000 from the Housing Affordability Fund and 800,000 from OAHPP (100 First Street). In addition, the City issued multifamily Mortgage Revenue Bonds to provide permanent financing and Wells Fargo Bank will provide construction financing. The project has recently agreed to restrict 100% of the units to very low income tenants in exchange for low income housing tax credits under the Tax Reform Act of 1986.

### Current Status

The project is currently being redesigned by the Watry Group to include more 3-bedroom units in order to accommodate the larger families in the Mission District. In addition, the partnership is syndicating the sale of low income housing tax credits, primarily to provide sufficient equity to go forward with the project. It is anticipated that construction will begin in April.

### Key Steps for 1988

1. Facilitate sale of housing tax credits.
2. If Citicorp Savings & Loan provides take-out financing, redeem Fannie Mae Bonds.
3. Facilitate plans and specs through BBI.



## MARIA ALICIA APARTMENTS

### Background

In 1977 the Gartland Hotel, a residential hotel at the corner of 16th and Valencia Streets, burned to the ground in a fire that claimed the lives of a number of tenants. Since that date, the site has stood vacant as community groups tried to ensure that affordable housing would rise on the site. Finally, in 1984 Mission Housing Development Corporation acquired the site and proceeded to develop plans for that housing.

### PROJECT FACTS

Units      20 units of family housing: 6 four-bedroom, 11 three-bedroom, 4 two-bedroom, and 1 one-bedroom. Eight units will be reserved for very-low income tenants at rents ranging from \$364/month for a studio to \$557/month for a four-bedroom unit. The remainder of the units will rent for market rates.

<u>Financing</u>	City's Site Acquisition Program	\$832,499
	Sale of low-income housing tax credits	172,345
	Wells Fargo Bank (construction loan)	1,225,000
	Housing Development Action Grant	<u>1,377,690</u>

Total Development Cost:      \$3,607,534

### Current Status

The permit and final construction contract were both obtained in the fall of 1987, and construction began in the middle of November. MHDC intends to have the project completed and ready for occupancy by the end of 1988.

### Key Steps in 1988

1. Complete execution of HODAG agreement between the City and MHDC.
2. Assist MHDC in arranging sale of low-income housing tax credits.
3. Monitor progress and completion of construction.
4. Assist MHDC in closing the construction and take-out financing with Wells Fargo Bank and HoDAG funds.

## **POTRERO TERRACE**

### Background

Potrero Terrace, formerly known as Grosvenor Terrace, is a new 132 unit residential rental project currently under construction. Originally developed as a joint venture of Grosvenor Development and Cal Fed Enterprises, Inc., the project is now solely owned by Cal Fed.

The project site is the full block bounded by 23rd, Kansas, 24th and Rhode Island Streets on Potrero Hill. Until the mid-1960's, the site was used as a paint factory, most recently under the ownership of Dutch Boy Paints.

In the 1960's the entire block was sold to the Synanon Church for its drug and alcohol rehabilitation and other social programs. In 1980, the property was taken over by a private development entity which included Cal Fed. In order to clean up a blighted area and remove toxic waste from the site, the development team spent enormous sums of money and the partnership eventually dissolved.

In 1985, the City issued \$13,000,000 of tax-exempt multifamily mortgage revenue bonds in order to facilitate the financing of much-needed rental housing on Potrero Hill and in August of 1987, the project broke ground.

The project will add 12 studios, 60 one bedroom, 40 two bedroom, and 20 three bedroom apartments to the area, and will provide 160 parking spaces. Of these 132 units, 20% or 27 of the apartments will be set aside for families and persons who are low-income.

### Current Status

The project is currently under construction. Scheduled completion date is late Summer 1988 with rent-up to begin at that time. Complete occupancy is expected to take up to one year.

### Key Steps in 1988

There are no outstanding issues at this time.



## **COLERIDGE PARK HOMES**

### Background

Coleridge Park Homes sponsored by Bernal Heights Community Foundation, in cooperation with BRIDGE, is a 49-unit elderly rental housing development. The housing, to be built on the airspace over the Standard Brands Paint Store currently under construction at 3333 Mission Street, will also include the construction of a mini-park and tot lot on the Coleridge Street entrance.

The project incorporates subsidies on several levels in order to bring rents in 40% of the units down to very low income levels. Financial subsidies demonstrate extraordinary cooperation among various governmental agencies and the private sector. In addition to the CDBG site acquisition funds provided by the City (\$368,000), MOHED was also able to win a HODAG award of \$1,450,000 from HUD. Conventional debt financing of \$1,700,000 is being provided through a Wells Fargo Loan Program designed to assist low-income housing projects, and permanent financing has been committed to the project by Metropolitan Life Foundation at below-market interest rates.

### Current Status

The paint store is currently under construction, with commencement of the housing platform construction to take place in about February of 1988. The actual housing construction will begin in late Spring.

### Key Steps in 1988

1. Negotiate a bridge loan to facilitate construction start prior to HODAG funding.
2. Complete execution of HODAG agreement and related closing documents between City and HUD.
3. Monitor progress and completion of construction.
4. Assist in arranging sale of low-income tax credits.

## **MORGAN HEIGHTS**

### Background

Morgan Heights is one of the current generation of single family housing projects financed by the First Time Homebuyer mortgage revenue bonds issued by the City. Bridge Housing Corporation has entered into a land disposition agreement with the Redevelopment Agency for the development of a 3.2 acre site in Bayview/Hunters Point. Bridge filed the application for the building permit on May 29, 1987.

Like other single-family homeowner projects, units at Morgan Heights will be limited to first-time homebuyers whose income is less than 120% of the areawide median. Bridge has purchased a commitment of \$5.1 million in mortgage funds for qualified buyers, who will be able to purchase with mortgages of 7.5% 30-year fixed financing.

### **PROJECT FACTS**

Units: 63 single-family (condominium) units: 23 3-bedroom units (avg. size 1400 SF); 40 2-bedroom units (avg. size 1270 SF). Sales Prices will range from \$88,000 to \$102,000.

Total Development Cost: Projected at **\$6.28 million**. The City has allocated \$5.1 million in mortgage revenue bond funds.

### Current Status

With permit approval, Bridge intends to begin construction by the end of 1987, and complete the project by September 1988.

### Key Steps in 1988

1. Ensure timely start of construction and completion.
2. Assist developer in qualifying purchasers for first-time homebuyer program.
3. If necessary, transfer allocation of additional bond funds to finance mortgages.

## **BALBOA RESERVOIR**

### Brief Description

The South Balboa Reservoir basin was declared surplus by the PUC in 1984 after remaining undeveloped and vacant for 30 years. In 1985, following several months of meetings with community groups and City agencies, the Board of Supervisors authorized MOHED to request proposals and select a development team.

The unanimous choice of the community representatives was the team of Hagan Construction Company and First Nationwide Bank. The proposal included 203 single family homes with 2 1/2 parking spaces per unit, 2 acres of open space and a children's play area. All units would be sold to first time homebuyers.

MOHED has sold bonds to provide 7.5 percent fixed rate 30 year financing for the 61 low income buyers and 9.8 percent fixed rate 30 year financing for the 142 moderate and middle income buyers.

### Current Status

Several persistent opponents have circulated petitions attempting to delay and ultimately kill the project. In June 1986, the voters defeated an effort to ban housing development on the South Basin by a 3 to 2 margin. Six months later, a new petition drive placed the rezoning ordinance on the June 1987 ballot by referendum. By a vote of 55% to 44% the rezoning was denied.

Policy guidelines have now been developed for the entire publicly owned area including the North Basin and Muni Turnaround. As a means of accommodating the needs of City College, first preference would be given to the College for the North Basin if the property or air right are being disposed of. In addition, the Muni turnaround area would be planned as a future site for senior citizens housing over commercial, perhaps a bookstore, serving City College.

The South Basin development proposal has been amended to include two acres of publicly zoned park. A three quarter acre parcel fronting on Phelan Avenue will be made available for future public use including but not limited to City College. Finally, a childcare center will be built by the developer for ownership and operation by a childcare provider serving the neighborhood and City College.

### Key Steps in 1988

The lower interest mortgage financing, a significant subsidy for the low and moderate income homebuyers, must be used by September 1989 or bonds will be called. In view of this deadline, the following steps must be accomplished in 1988.

January 7th -	Planning Commission hearing for Conditional Use and Rezoning Approvals
January 18th -	Board of Supervisors Joint Hearing with Land Use for Rezoning and Finance for the Land Disposition Agreement (LDA)
January 18th -	Full Board First Reading
January 25th -	Full Board Second Reading - Sign by the Mayor
February 24th -	Ordinances become effective or Petition against ordinances submitted with sufficient signatures to qualify for June 1988 ballot. (Note: This schedule leaves no room for slippage. The Registrar of Voters requires petitions to be submitted no less than 104 days prior to the next election. If the Board approval was delayed and the 30 day petition period began later, the issue would appear on the November 1988 ballot further delaying the project)
June 7th -	If Rezoning and LDA are approved by the voters, construction may begin.
July 1988 -	Ground Breaking

## **POLY HIGH SCHOOL HOUSING**

### Background

In order to provide affordable housing to families and persons in San Francisco, the City and County of San Francisco entered into a 75 year lease with the San Francisco Unified School District for the prepaid sum of \$2,500,000 from the Housing Affordability Fund. The Mayor appointed a Citizens Advisory Committee which, together with staff from the Mayor's Office of Housing and Economic Development, City Planning, and the Department of Real Estate, formulated a Request for Proposals, selected a development team and negotiated a Land Disposition Agreement with the developer, Poly High Associates. The developer is a partnership composed of BRIDGE, a non-profit, and the Pacific Union Development Co.

### Current Status

Prepaid rent in the amount of \$2,500,000 for the term of the sub-lease (approximately 75 years) is in the form of a note to the development. Terms of the note are set forth in the Land Disposition Agreement (LDA), which provides that as each individual homebuyer purchases a unit, a portion of the rental price will be secured by a land subsidy lien against the homeowner's unit.

In addition, the City will loan to the developer the amount not to exceed \$1,000,000 for the demolition of the Academic and Shop Buildings, said \$1,000,000 to be repaid at the start of construction from the first disbursement of construction loan funds.

Permanent financing for the individual first time homebuyers will be provided from the proceed of City and County of San Francisco Single Family Mortgage Revenue bonds (1985 and 1986)

1 bedroom	16
2 bedroom	26
3 bedroom	28
4 bedroom	<u>44</u>
Total	114

Of these, 34 will be sold to lower income households (80% of median income or below) and the balance to moderate income households (120% of median income or below). Prices will range between \$99,000 and \$145,000.

In addition to controlled prices and controlled income levels for the initial sales, the City will control prices and income levels for the entire period of the lease through the sublease, the land lien note and deed of trust, and the City's right of first refusal. All units must remain owner-occupied for the life of the lease.

For those homebuyers who require mortgage assistance in the early years to qualify for a loan, the City will be providing mortgage assistance payments. Upon sale of a unit, the City will recover all mortgage assistance payments plus interest, the amount of the land lien plus 5% accrued interest plus a share in the net appreciation of the unit. The purpose of this is to assure the continued affordability of the housing to all future homebuyers for the full term of the lease.

#### Key Steps in 1988

1. Facilitate and monitor construction.
2. Provide marketing program in conjunction with Mayor's Advisory Committee and Developer.
3. Facilitate and coordinate sales to First Time Homebuyers.



## KEY PROGRAMS

### **RE-SALE OF UNITS BUILT ON SURPLUS CITY LAND**

#### Description

The City has second loans, or land liens, on units built on land once publicly owned. Coupled with the loans, the City has the right of first refusal to purchase the units when they are sold. The City uses the balance due on the land lien in order to assist the next low or moderate income buyer.

Currently, the Mayor's Office of Housing has 30 days to exercise its right of first refusal after receiving a signed purchase agreement from the seller. This agreement sets the market value and the terms of sale which the City must meet. If the City is unable to find a buyer to purchase under these terms, we are forced to waive the right of first refusal. Then, the land lien is paid and the unit is no longer under the re-sale program.

#### Current Status

For a number of units, the City has not been able to find a qualified buyer. We face two problems finding buyers. First, townhouse units under this program have appreciated considerably. As a result, the amount due on the City's land lien is often not enough to subsidize the next buyer at the same income level as the first buyer. Units originally purchased by low income buyers now require buyers with moderate incomes.

Secondly, we are not in contact with qualified buyers currently in the market for housing. Generating a list of first-time buyers has not worked. Most of the people who inquire at this office about the program do not have sufficient funds for the down payment or are not interested in townhouses or condominiums.

#### Key Steps in 1988

Increase Land Liens and Modify Contract Terms - Higher land lien amounts will lower the income needed to purchase units. The City currently has funds from land lien repayments that can be used to increase land liens on units yet to be sold. This office expects legislation allowing this use of funds to be passed by the Board of Supervisors. New land lien contracts guarantee the City a portion of appreciation. This will help the City assist future buyers.

Improve the Re-Sale Process - We have begun advertising units for sale. Looking for buyers after there is a purchase agreement, however, both delays the sale and shortens the City's time to find a qualified buyer. We are in contact with a few brokers interested in representing qualified buyers and are looking for others. Next, we plan to contact current owners to encourage them to notify this office when a unit goes on the market.

Research Alternate Ways to Use Surplus City Land - The current method of using land liens to preserve affordability has resulted in the City losing a number of moderate income units. Other legal structures, such as deed restrictions or long term leases, may better protect housing affordability. This office plans to investigate how other cities have structured use of surplus land for housing in early 1988.

## MARKETING SINGLE FAMILY MORTGAGE LOANS FOR EXISTING HOUSING

### Background

Through the city, bond financed mortgages are available for first-time homebuyers at a fixed rate of 9.8%. There is a maximum income requirement as well as a maximum home purchase price. Money is available for both specific developments and units buyers identify.

The desirability of these loans changes as the market interest rate for home mortgages fluctuates. As of early December, 1987, the loans were slightly below market. As long as 9.8% is below the going rate the loans look attractive.

### Current Status

There is a drawback to applying for a loan through this program. Since the loans are bond financed, they carry private mortgage insurance. The bond insurer's review of the loan package more than doubles the time it takes to approve a loan. Many people are unwilling to wait; if they are denied a bond financed mortgage they have no time to look for another lender.

In addition, the private mortgage insurance (PMI) increases the cost of the loan to the borrower. PMI through the bond program is higher than rates currently charged by most mortgage lenders.

The City's most likely target market for the loans is moderate to middle income buyers. These are the buyers with sufficient income to qualify for fixed rate financing given San Francisco's high housing costs.

### Key Steps in 1988

The City must decide whether or not to market the loans. Key to this decision is whether or not a sufficient market exists. The size of the market in turn depends on future interest rates and the possibility of reducing the PMI company's processing time.

The City will benefit from full use of the bond money by receiving fees for administering the fund. The costs of marketing the loans include staff time and advertising expenses.

Benefit to moderate to middle income first-time homebuyers is uncertain. The benefit will depend on future market interest rates.



## RENTAL REHABILITATION PROGRAM

### Background

The Department of Housing and Urban Development (HUD) awarded to the City and County of San Francisco approximately \$1.7 Million of Rental Rehabilitation Program (RRP) funds for the 1987 Fiscal Year.

### Current Status

HUD has been pressuring the City to spend the 1985 and 1986 RRP Grants totalling \$1,870,000. Currently the City has committed \$997,292.50 of the 1985 RRP allocation (leaving a balance of \$264,707.50) and has yet to commit any of the 1986 RRP allocation of \$608,000.

### Key Steps in 1988

To strengthen RRP, the following three key areas are being focused upon in an effort to increase the loan production activity:

1. **MARKETING:** One of the major RRP problems has been the City's inability to attract a substantial number of eligible owners of rental properties to the program for funding for various reasons. Several marketing approaches have been used to inform these owners about the Rental Rehabilitation Program, including the use of direct mailings, media ads, and workshops. The responses to date, however, have not been overwhelming, especially for attracting owners of family size units (2+ bedrooms or larger) to participate in the program. The City staff is continuing to work on this ongoing issue; also to assist the Housing Development Corporation (HDC) staffs with their marketing efforts in the neighborhoods where the response has also been very low.
2. **HDC PARTICIPATION:** One of HUD's major concerns has been the low performance record of the HDCs in generating RRP loans, especially in terms of attracting private owners. MOHED has informed the HDCs of these concerns and has emphasized the importance of this program to the City and the importance of the HDC's active participation in its implementation. To date, only two HDCs have produced their own generated loans for a total of three cases. MOHED will continue to work with the HDCs to increase their production efforts and to provide them with training, technical assistance, loan package review and project monitoring.
3. **SHORTAGE OF FAMILY SIZE UNITS FOR LOW INCOME TENANTS:** One of the National goals of the RRP is to service the needs of low-income families, which means providing funds to rental property owners whose buildings contain 2+ bedrooms. San Francisco has the unique problem of having a substantial number of low-income families living in units that are not adequate in bedroom size for their needs. The Section 8 Voucher can be used by these families to relocate to suitable size units if available; however, HUD wants the City to focus on the larger units and meet an overall city goal of 50% family units. MOHED will tailor the marketing of the program to generate more applications from owners of family-size units.

## MULTIFAMILY MORTGAGE REVENUE BONDS

### Background

Prior to the 1986 Tax Reform Act (the TRA), the Mayor's Office of Housing and Economic Development issued \$83,630,000 in Multifamily Housing Revenue Bonds to assist in the development and financing of 950 units of rental housing throughout the City. The five bond issues financed six projects and all projects had a low/moderate income component, in addition to market rate housing.

### Current Status

Under the TRA, the restricted units set aside under the program has severely impacted cash flows and project feasibility analysis: 20% of units under the TRA must be rented at levels affordable to very low income families at 50% or less of area median income. Because of this impact, no multifamily bonds have been issued since 1985.

### Key Steps in 1988

1. In order to utilize this excellent financing resource, ways to combine the City subsidies with bond issues should be considered.
2. State allocations must be applied for and state ceilings monitored, to assure fair-share allocations to the City.
3. Facilitate and coordinate efforts to reach out to potential developers.
4. Coordinate current proposals from two projects induced in prior years.

## HOUSING DEVELOPMENT GRANT PROGRAM

### Background

The Housing Development Grant Program (HODAG) is a Congressionally-funded HUD program designed to achieve at least 20% very low-income tenants to a rental project and to leverage private money. The City has been awarded three HODAG grants in the last two years in a very competitive environment. To date, approximately \$5,400,000 has been awarded to 3 projects for 258 units. 70% of the units are very low income. HUD awards more points to projects which are already substantially subsidized with City funds. At present, most HODAG projects are 40% very low income and have other affordability restrictions imposed because of the City subsidies.

### Current Status

HODAG applications are normally due the first week of July. Developers, usually non-profit housing development corporations, are identified and processing begins by about the first week of May. The program is dependent on Congressional funding.

### Key Steps in 1988

1. Monitor and lobby Congressional funding levels.
2. Identify projects for 1988.
3. Identify and utilize other City subsidies.
4. Close existing HODAG grants. HUD has been slow in processing existing award packages.

**ASPEN SOUTH HILLS**  
Kiska and Reardon Roads



The Mayor's Office of Housing and Economic Development combined three financing mechanisms in a piggy-backed subsidy program to produce the Aspen South Hills family rental housing.

Aspen South Hills is the substantial rehabilitation of eighty-two vacant Housing Authority units. In addition to the San Francisco Housing Authority's 75-year, \$1.00 per year ground lease, the City contributed \$1.3 million from its Housing Affordability Fund in the form of a 20-year deferred interest loan, all interest and principal forgiven if affordability requirements are met.

One hundred percent of the units must remain rental and affordable to low-income tenants over the 75-year term of the lease. Initial rental rates successfully reached very low income tenants for most of the units.

<u>Units</u>	82 Rental Units
	30 One-bedroom and 52 two-bedroom apartments

Financing

- |     |   |
|-----|---|
| (a) | \$1,300,000 from City and County of San Francisco Housing Affordability Fund                |
| (b) | \$2,600,000 FHA Insured Multifamily Housing Revenue Bonds, City and County of San Francisco |
| (c) | \$1 per year Housing Authority Ground Lease   |

<u>Developer</u>	Aspen Group West Inc.
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## 185 CRESCENT AVENUE

The owners of this two-unit rental property became interested in the Rental Rehabilitation Program (RRP) as a means of rehabilitating their property while keeping the rents affordable for their low-income tenants. Under the program terms, the owners were required to pay half of the rehabilitation cost, and RRP paid for half.

The owners solicited their own contractors' proposals. The loan was closed in June 1985, with construction completed in September 1985. Upon completion, the tenants received Section 8 Existing Housing subsidies to actually reduce their monthly rental payments.

### PROJECT FACTS:

#### Units

Two residential units (one studio, one two-bedroom). After rehabilitation, the Section 8 contract rents were \$378/month for the studio, and \$577/month for the two bedroom. Tenants contributed 30% of their income toward this amount, and the Section 8 program pays the balance.

#### Financing

Rental Rehabilitation Program	\$10,000
Owner contribution	<u>10,734</u>
Total Project Cost:	\$20,734

#### Developer

The owners do not own any other rental properties. Rehabilitation work was carried out by the construction services department of OBECA/Arriba Juntos, a non-profit corporation providing job training and other economic development services in the Mission.



## SWISS AMERICAN HOTEL



The Swiss American Hotel was acquired in August 1984 by Chinese Community Housing Corporation (CCHC). Prior to acquisition, the Swiss American provided low-income housing to North Beach residents for many years. However, a three-year rent strike, tenant moveouts, and possible conversion or demolition threatened this resource. CCHC acquired the property to preserve the SRO housing which it offered.

The Swiss had been condemned, and needed substantial rehabilitation. Major systems of the building were replaced, and the structure was seismically reinforced. The work included adding community kitchens to permit tenants to cook for themselves and minimize their living costs.

Construction began in June 1985, and was substantially completed in March 1986. The project was quickly rented, with most tenants being elderly long-term residents of the Chinatown area. Under the terms of the financing, the property will be occupied by 100% low income tenants for thirty years, and rent increases for both occupied and vacant units will be strictly limited.

### PROJECT FACTS

#### Units

65-unit Single Room Occupancy hotel, with community kitchens. 100% low income tenants. Initial rents were \$150/month per SRO unit. Increases permitted only to cover actual operating expense increases.

### Financing

SAMCO (Savings Association Mortgage Co., a consortium of S&Ls)	\$ 900,000
City's Housing Site Acquisition Program	555,221
State of California Special User Housing Rehabilitation Loan Program (SUHRP)	521,900
City's Community Housing Rehabilitation Program	<u>\$ 650,000</u>
Total:	\$2,627,121

### Developer

Chinese Community Housing Corporation, a CDBG-funded housing development corporation. Architectural services were provided by Asian Neighborhood Design. The contractor was Transworld Construction, a San Francisco-based minority contractor.

**HAYES VALLEY**  
850 Oak Street

The property at 850 Oak Street is one of the Rental Rehabilitation Program projects. It is a 12-unit apartment building located in the Hayes Valley area and is occupied by a majority of low and very low-income tenants. The Rental Rehabilitation Program funds enabled the owners to do substantial rehabilitation while keeping the rents affordable to the low-income tenants.

Units

- 7 one-bedroom units
- 5 two-bedroom units

Financing

- (a) \$60,000 Rental Rehabilitation Program deferred loan.
- (b) \$65,000 private funds contributed by the owners.

Developer

Construction included City staff monitoring for prevailing wages as required under the Davis-Bacon Act on RRP funded properties of 12 or more units. To date, the rehabilitation work is over 90% complete.



**DUNLEAVY PLAZA APARTMENTS**  
Sixteenth and Hoff Street



Dunleavy Plaza Apartments was constructed on air rights over a City-owned parking lot and a vacant lot owned by the Mission Housing Development Corporation, a California non-profit corporation.

Dunleavy Plaza has 49 apartments for seniors, families and handicapped persons with low and moderate income eligible households in the mission district of San Francisco.

The maximum rent (tenant's payment) is 25% of tenant's income. Rents average \$224 for one-bedroom units and \$256 for two-bedroom units depending on the income of the tenants.

Units

49 Apartments units (Phase I: 28 Units; Phase II: 21 Units)  
32 Two-bedroom and 17 One-bedroom apartments (17 Standard;  
29 Elderly; 3 Handicapped)

Financing

- (a) \$2,859,540 from State of California Rental Housing (RHCP) No-Interest, 30-year Deferred Payment Loan.
- (b) \$500,000 City and County of San Francisco, MOHED and Jobs Bill CDBG Fund.
- (c) \$143,000 Site Acquisition and Air Rights Land Value, CDBG Fund.

## Developer

Since formed in 1971, Mission Housing Development Corporation was one of a nationwide network of housing development corporations established to tap into public, private and community resources in low income urban areas. During its 15 years of activity, MHDC has succeeded in achieving the goal of preserving, improving and creating affordable housing.

## EUREKA THEATRE



In 1981, the performing space of the Eureka Theatre was completely destroyed by a fire. The Eureka then began a search for a new space, finally locating a warehouse in the Mission District to lease beginning in September 1983. The next step was to create a theater space.

The Eureka raised a total of \$125,000 from foundation grants and donations toward the cost. They then applied to the City's Non-Profit Performing Arts Loan Program for an additional \$100,000. Plans and specifications were prepared by a private architect, and the permit for the conversion from warehouse to theater was secured. The rehabilitation began in June 1985, and was completed and the theater opened in September 1985.

### PROJECT FACTS

#### Structure

Formerly a warehouse, converted to an assembly occupancy for a theater of 200 seats.

#### Financing

Non-Profit Performing Arts Loan Program	\$100,000
Eureka Theatre fundraising	<u>125,000</u>
Total Project Cost:	\$225,218

Developer:

The Eureka Theatre is a non-profit performing arts organization with a long history of innovative performances in San Francisco.

## WOMEN'S ALCOHOLISM CENTER

In 1984, the Women's Alcoholism Center (WAC) entered into a collaboration with Mission Housing Development Corporation (MHDC) to acquire and develop a long-term residential center for recovering women alcoholics with children. Under the agreement, MHDC would own and rehabilitate the building; WAC would be responsible for operating the program. The property chosen was a three-unit flat, to be converted into a residence for eleven families consisting of a single mother and children.

Rehabilitation began in May 1985, and was completed in April 1986. Upon completion, WAC began to operate the program with support funding from the Department of Public Health's Community Substance Abuse Services. Eventually, WAC hopes to acquire title to the property entirely, once the program is well established and funds are raised.

### PROJECT FACTS

#### Units

Three unit flat, converted to 11 units of rooms for single mothers with children. Initial rents are \$60/month per family.

#### Financing

City's Housing Site Acquisition Program	\$110,000
Women's Alcoholism Center	73,000
Seller take-back financing	100,000
Community Housing Rehabilitation Program	<u>122,629</u>
Total Development Cost:	\$305,629

#### Developer

Mission Housing Development Corporation and the Women's Alcoholism Center, a non-profit corporation providing support services to recovering women alcoholics. Architectural services were provided by Asian Neighborhood Design. The contractor was Gonzales construction, a San Francisco minority

WHITEHALL APARTMENTS  
351 Turk Street



Whitehall Apartments is the substantial rehabilitation and conversion of the former YMCA residential hotel to 231 studio apartments in the heart of the North of Market area of San Francisco, commonly called the Tenderloin.

In order to comply with the San Francisco Hotel Conversion Ordinance, the developers were required to provide that 100% of the units would remain low-income rentals for a period of 25 years. A number of subsidies were piggy-backed on this project in order to assure compliance, and in addition, carried other compliance obligations with them, thus ensuring affordability over the long term on many levels.

DOROTHY DAY COMMUNITY  
54 McAllister



Built on a site provided by the St. Anthony Foundation, this North of Market residential development faces the Civic Center Plaza. More than 600 applications were received for the 100 apartments.

Units

100

Financing

HUD Section 202 Program	\$6,300,000 loan
Section 8	100 Contracts
CDBG Site Acquisition	\$300,000
OHPP	\$900,000

Developer

Catholic Charities



## HOLLOWAY TERRACE



Holloway Terrace consists of 42 townhouses in the Ingleside District. The development, completed in 1985, made productive use of what was previously an abandoned school site. The project was the result of a joint effort by Housing Conservation and Development Corporation, Bridge (a non-profit housing developer), and the City.

Use of a number of programs assured affordability. Families with annual incomes as low as \$21,000 qualified for ownership. All buyers were low and moderate income.

Holloway Terrace was recently recognized by the Bay Area Council as an example of affordable housing that meets the needs of the community.

### PROJECT FACTS

Project Address: Holloway and Faxon Streets  
Structure: New construction of 2 and 3 bedroom townhouses  
Ownership: 30% low income  
60% low to moderate  
10% market rate

Purchase Prices: \$88,500 and \$98,500

#### Sources of Financing:

A. Site Acquisition Fund	\$ 324,100
B. Single Family Mortgage Revenue bonds	\$3,481,950
C. Mortgage Assistance	\$ 443,100
D. Land subsidy liens of \$19,737 per unit	\$ 828,954

Developer: BRIDGE in cooperation with HCDC.

**PARKVIEW HEIGHTS**  
22nd and Wisconsin



A joint effort between MOHED, a private developer, Barratt Homes and a broad based community advisory group helped transform a surplus site on Potrero Hill into 120 Victorian-style townhouses.

Special funding through the Citywide Affordable Housing Program combined with the developer's ability to keep sales prices between \$70,000 and \$114,200 allowed buyers with incomes between \$19,000 and \$49,000 to own homes for the first time. The program was possible through the sale of tax-exempt bonds plus a \$5 million Home Mortgage Assistance Trust funded by downtown builders through OAHPP, a linkage program that was the first of its kind in the country.

Units

120 Townhouses

- 40 Three-bedrooms selling for \$70,000 plus \$16,500 land subsidy lien.
- 80 Two and three bedrooms selling for \$114,200 plus \$16,500 land subsidy lien.

Financing

- (a) \$10,314,600 from the 1982 Single Family Mortgage Revenue Bond Program.
- (b) Mortgage Assistance Payments for 40 low and 40 moderate income buyers.
- (c) Land Subsidy Liens of \$16,500 per unit.
- (d) \$535,881 from the City and CDBG Site Acquisition Program

Developer

Barratt Homes



## MADRID HOTEL



The Madrid Hotel was first acquired by Tenant and Owners Development Corporation (TODCO) in 1981. Previously a residential hotel, the building was vacant and in abatement at the time of acquisition. In 1982, title was transferred to Mission Housing Development Corporation (MHDC). A substantial rehabilitation of the building was necessary, including the provision of community kitchens for tenants, seismic rehabilitation, and replacement of almost all major systems. A permit for the necessary rehabilitation was finally obtained in January 1985, and the work was completed in mid-1986.

Mission Housing then approached the City with a proposal to use the property in connection with the City's needs for housing the homeless. After discussions, MHDC approached Episcopal Sanctuary to be the provider of necessary social services. The innovative nature of the arrangement and uncertainties of funding delayed implementation, but a Social Service Agreement was negotiated by November 1987. Under the Agreement, tenants will receive Section 8 assistance to offset the costs of the social services, while paying rents within the affordability requirements of the loan program. All 46 units will be occupied by low-income tenants.

### Units

44 units of Single Room Occupancy and 2 studio apartments, with community kitchens. 100% low income tenants. Initial rents are \$195/month for SRO units, \$325 for studios. Rent increases are limited to 50% of Consumer Price Index on both vacant and occupied units.

### Financing

City's Housing Site Acquisition Program	\$389,255
City's Community Housing Rehabilitation Program	769,940
State of California Deferred Payment Rehabilitation Loan Program	<u>100,000</u>

Total Development Cost: \$1,259,195

### Developer

Mission Housing Development Corporation, a CDBG-funded housing development corporation. Architectural services were provided by Asian Neighborhood Design. Oscar G. Antezana, a San Francisco minority contractor, carried out the rehabilitation work.

**VISITACION VALLEY**  
1162 Girard Street

The owners of the property located at 1162 Girard Street received a combined Community Housing Rehabilitation Loan and Home Improvement Loan. The owners are a low income elderly couple who have custody of their three grand children. With these loan funds, the couple was able to do substantial interior and exterior rehabilitation on their home.

Units

one - two bedroom unit.

Financing

\$20,000 - Community Housing Rehabilitation Loan Program  
\$15,000 - Home Improvement Loan Program

**AMANCIO ERGINA VILLAGE**  
Scott, Ellis, O'Farrell Streets

Amancio Ergina Village is a 72 unit nonprofit housing cooperative for sale to low to middle income first-time homebuyers with downpayments as low as 5 to 10 percent. The housing occupies three quarters of a block in the Western Addition Redevelopment Area. Typical of the City's residential buildings, these also have the 3 to 4 story height, bay windows, backstairs, and courts, and give the impression of the standard 25 foot street frontage.

Although the project had been designed and taken all the way through the official approval process, it was mired in financial problems and stopped. The Mayor's Office then had a housing consultant brought in and provided a financing package that enabled the project to go forward.

Units

72 Cooperative Homes.

- 1 bedroom units selling at \$68,000 plus \$9,917 land subsidy lien.
- 2 bedroom units selling at \$89,000 plus \$9,917 land subsidy lien.
- 3 bedroom units selling at \$112,400 plus \$9,917 land subsidy lien.

Financing

- (a) \$5,800,000 from the 1982 Single Family Mortgage Revenue Bond Program.
- (b) Mortgage Assistance Payments through OAHPP for 24 low and 24 moderate income buyers.
- (c) Silent deferred payment Land Subsidy Liens of \$9,917 per unit.

Developer

Amancio Ergina Village Inc., a nonprofit formed to develop the site.

2000 POST  
(Winterland)



The 2000 Post Street Apartments, formerly known as Winterland, was developed to respond to the need for affordable family housing in the Western Addition. The development removed a blight on the neighborhood: the long defunct 60'2 concert hall and former ice-skating rink.

In order to provide services to the neighborhood and to project residents, the developer included 8000 square feet of retail space on the street level, with sufficient parking for residents and visitors alike. Low-income set aside: 61 units.

Units

304 rental units  
140 Studios  
104 One bedrooms  
60 bedrooms

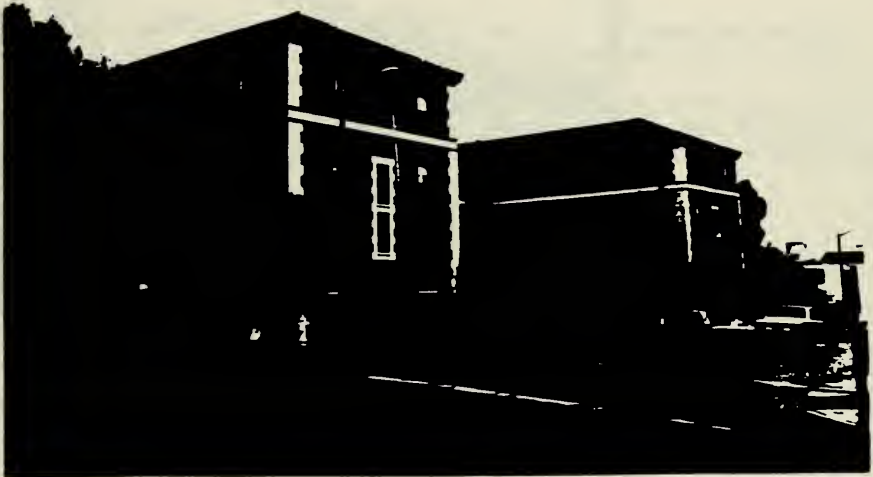
Financing

Multifamily Mortgage Revenue Bonds      \$30,000,000

Developer

The Klingbeil Company

## PRESIDIO GATE APARTMENTS



In 1983, the Episcopal Homes Foundation received a commitment of Section 8 Substantial Rehabilitation Funds from HUD. The funds were to rehabilitate 55 units of elderly housing owned by Episcopal Homes at Presidio Gate Apartments. Episcopal Homes was able to obtain a Section 202 mortgage for the bulk of the rehabilitation cost, but was short some \$300,000. In 1984 they applied to the City for a Site Acquisition grant to cover this gap. The grant was approved by the Board of Supervisors, and funds were committed in early 1985. Following completion of the rehabilitation, all units were rented to very-low income tenants (below 50% of the median), who were eligible to receive Section 8 subsidies to reduce the cost of their rents.

### PROJECT FACTS

#### Units

55 units of elderly housing (14 studios, 40 one-bedroom, and a two-bedroom manager's unit). With Section 8 subsidy, rents for single tenants will not exceed \$295, and for couples will not exceed \$337.50.

#### Financing

HUD Section 202 loan	\$3,402,102
City's Site Acquisition Program	<u>302,000</u>

Total Development Cost: \$3,704,102

#### Developer

Episcopal Homes Foundation has extensive experience developing senior housing across the nation.





737 Post is a mixed-use development containing a total of 255 residential units, 3000 square feet of street level retail space, a 120,000 square foot theater facility, and a 200 space parking garage. The project is currently under construction and is being built in two phases as follows:

Phase I:      131 apartment units  
                  16 levels (Post Towers)  
                  3000 square foot retail area  
                  200 parking spaces  
                  13,000 square foot theater facility

Phase II:      124 apartment units  
                  15 levels (Central Tower)  
                  5 levels (Geary Tower)

#### Units

Studios	136
One bedroom	76
Two Bedroom	43

#### Financing

Multifamily Mortgage Revenue Bonds	\$27,000,000
OHPP: developers' equity estimated to be	\$6,000,000

#### Developer

The project is the joint venture development of Vintage Properties and Barker Interests Ltd. as a direct response to the housing mitigation requirements under the OHPP Interim Guidelines. Vintage Properties is the developer of 160 Spear Street and Barker Interests Ltd. is the developer of 100 First Street.

### Financing

1. A Rental Rehabilitation Program (RRP) grant of \$945,000 has been awarded to the project, with disbursements made directly to the contractor during the construction phase.
2. Section 8 Certificates (approximately 186) will be made available to eligible tenants as they occupy the building commencing July 1, 1987.
3. A direct grant of \$1,300,000 from the Office Housing production Program (OHPP) has been made available to the project and has been disbursed during construction pro rata with construction loan funds and RRP grant funds.

### Developer

Eugene Burger Management Co., in cooperation with a long-term ground lease from the YMCA, San Francisco Metropolitan, Property Division.



**APPENDIX A**

**LIST OF PROJECTS**

# SYNOPSIS

<u>No. of Units</u>	<u>Neighborhood</u>	<u>Public Funds</u>	<u>Private Funds</u>
1,317	Chinatown/North Beach	\$27,536,661	\$ 5,013,086
2,197	North of Market	60,108,655	24,322,200
134	Bernal Heights	3,975,274	1,902,869
694	Bayview/Hunters Point	38,339,290	408,175
83	Hayes Valley	1,223,497	690,184
7	Visitacion Valley	112,675	-0-
203	OMI	6,665,610	-0-
300	Potrero Hill	24,898,204	4,153,500
784	Rest of City	24,744,327	59,032
212	South of Market	17,863,799	417,735
835	Mission	35,557,561	9,476,780
<u>544</u>	<u>Western Addition</u>	<u>38,790,410</u>	<u>6,048,250</u>
7,310		\$ 279,815,563	\$ 52,491,811

A total of \$332,307,374 in public and private funds has been expended to produce or rehabilitate 7,310 units of housing.

## NOTES TO LIST OF PROJECTS

1. The column headed "Sponsor" identifies the project owner or developer. Organizations listed in parentheses are those which played a major role in assisting the owner/developer in project design, loan packaging, etc.
2. The column headed "Private Funds" identifies some, but not all, of private funds leveraged in the project. In many cases, however, private financing secured for the project by the owner without City assistance does not appear.
3. ABBREVIATIONS USED IN THIS PROJECTS LIST:

ASIAN	Asian, Inc.
BHCF	Bernal Heights Community Foundation
CCHC	Chinese Community Housing Corporation
CERF	Code Enforcement Rehabilitation Fund of the Department of Public Works (City)
CHFA	California Housing Finance Agency bond issues
CHRP	Community Housing Rehabilitation Program (funded by Community Development Block Grant from HUD)
DPRLP	Deferred Payment Rehabilitation Loan Program, California Department of HCD
HAF	Housing Affordability Fund (City)
HCD	Department of Housing and Community Development, State of California
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation Corporation
HILP	Home Improvement Loan Program (tax-exempt bond issue)
HODAG	Housing Development Action Grant (Federal)
HUD Sec 8	Federal Section 8 Moderate Rehabilitation or Substantial Rehabilitation Program
HVDCDC	Hayes Valley Community Development Corporation
IHS	Independent Housing Services
MFMRB	Multi-Family Mortgage Revenue Bonds (City)
MHDC	Mission Housing Development Corporation
QAHP	Office-Affordable Housing Production Program (City)
OHPP	Office Housing Production Program (City)
PCD	Property Conservation Division of the Department of Public Works
PHCDC	Potrero Hill Community Development Corporation
RHCP	Rental Housing Construction Program (Calif. HCD)
RRP	Rental Rehabilitation Program (Federal)
Sec 202	Section 202 Program (Federal)
Sec 312	Section 312 Program (Federal)

SFMRB	Single Family Mortgage Revenue Bond (City)
SFRA	San Francisco Redevelopment Agency
SHE	Self Help for the Elderly
Site Acq	Housing Site Acquisition Program (Federal Community Development Block Grant)
State Pre	Predevelopment Loan Program, Calif. HCD
SUHRP	Special User Housing Rehabilitation Program, Calif. HCD
Tax Exempt	Tax Exempt Bond Financing
TNDC	Tenderloin Neighborhood Development Corporation
TODCO	Tenant and Owners Development Corporation
UDAG	Urban Development Action Grant

## CHINATOWN/NORTH BEACH

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
CCHC	1230 Mason	6	DPRLP	\$ 51,800		82
	Wharf Plaza I & II	230	Site Acq. HUD Sec.8	\$ 700,000 \$ 13,488,000		82
CCHC	Clayton Hotel 651 Clay Street	83	Site Acq. CHRP DPLRP	\$ 635,498 \$ 334,604 \$ 100,000	\$ 730,000	83
CCHC	1204 Mason St.	24	Site Acq. CHRP DPRLP	\$ 320,000 \$ 206,790 \$ 100,000	\$ 549,350	82
CCHC	Swiss American 534 Broadway	67	Site Acq. SUHRP CHRP	\$ 555,221 \$ 521,900 \$ 650,000	\$ 900,000	86
CCHC	Tower Hotel 1527 Grant	34	CHRP DPRLP	\$ 403,186 \$ 56,883	\$ 175,000	84
Chinese Comm. Church (CCHC)	1535 Jackson	19	CHRP DPRLP	\$ 145,153 \$ 150,000		85
Owner (CCHC)	821 Jackson	4	DPRLP	\$ 9,690	\$ 15,500	83
Owner (CCHC)	1122 Powell Street	6	DPRLP	\$ 6,627		
Owner (CCHC)	857 Lombard	5			\$ 48,000	81
Owner (CCHC)	924 Grant	20			\$ 980,000	82
Owner (CCHC)	1235 Hyde	19			\$ 60,000	81
Owner (CCHC)	1645 Hyde	12			\$ 105,000	83
Owner (CCHC)	819 Union	5			\$ 40,000	82

## CHINATOWN/NORTH BEACH

<u>Sponsor</u>	<u>Proj. Name/Add.</u>	<u>Units</u>	<u>Public Funds</u>		<u>Private Funds</u>	<u>Completion Date</u>
			<u>Source</u>	<u>Amount</u>		
Owner (CCHC)	1615 Powell	5			\$ 10,000	81
Owner (CCHC)	618 Bush	37			\$ 11,750	81
Owner (CCHC)	1580 Washington	6			\$ 80,000	81
On Lok	1441 Powell	70	Site Acq.	\$ 60,000		
SFRA	Mei Lun Yuen	185	Site Acq.	\$200,000		
SHE	Pineview Terrace Broadway/Mason	70	Site Acq. Sec. 202	\$566,000 \$3,637,200	\$ 1,010,000	UC
YMCA	YWCA Apts. 940 Powell St.	98	Site Acq.	\$ 642,000		
Owner (ASIAN)	2115 Mason	2	CHRP	\$ 17,000		87
Owner (ASIAN)	727 Jackson	12	CHRP	\$ 25,070		87
Owner (ASIAN)	1815 Powell	21	CHRP	\$ 65,000		82
Owner (ASIAN)	1327 Kearny	4	CHRP	\$ 28,400		82
Owner (ASIAN)	116 Pfeiffer	4	CHRP	\$ 14,100		82
Owner (ASIAN)	1640 Mason	5	CHRP	\$ 51,000		83
Owner (ASIAN)	858 Clay	48	CHRP	\$ 392,920		84
Four Seas	Pan Magna	126	HAF	\$3,000,000		UC
Various	Homeowner Rehab Loans	84	CHRP HILP	\$ 387,319 \$ 15,000	\$ 283,486	T0

# **NORTH OF MARKET**

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
TNDC	391 Leavenworth Aarti Hotel	55	CHRP	\$ 205,000	\$ 544,412	82
TNDC	421 Leavenworth Sierra Madre Hotel	47	CHRP	\$ 508,451	\$ 596,242	
TNDC	480 Eddy St.	32	CHRP	\$ 479,501	\$ 445,916	85
TNDC	44 McAllister Civic Cent. Residence	210	DPRLP CHRP	\$ 100,000 \$ 268,690	\$ 712,263	86
TNDC	460 Ellis Street Klinm Apts.	42	Site Acq. CHRP	\$ 500,000 \$ 300,000	\$ 957,000	UC
ASIAN	450 Ellis St.	29	Site Acq. RRP CHRP CHFA	\$ 723,020 \$ 145,000 \$ 435,000 \$ 325,000	-0-	87
ASIAN	735 Ellis	30	Site Acq. RRP CHRP	\$ 422,899 \$ 150,000 \$ 515,000	-0-	87
ASIAN	340 Eddy St.	82	Site Acq. CHRP	\$ 423,200 \$ 722,944	\$ 400,000	85
ASIAN	479 Eddy St.	31	Site Acq. RAP SF-Condo CHRP	\$ 331,971 \$ 62,200 \$ 35,000 \$ 500,224	-0-	
ASIAN	441 Ellis St.	81	Site Acq. HUD Sec-8	\$ 517,000 \$4,908,900	-0-	83
CCHC	St.Claire Apts. 585 Geary St.	36	Site Acq. State Pre CHRP	\$ 857,725 \$ 404,500 \$ 690,000	\$ 206,367	87



# NORTH OF MARKET (CONTINUED)

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
SF Residential Hotels	Dale, Hamlin, Wm. Penn & Ritz Hotels	468	Site Acq. UDAG	\$ 1,000,000 \$ 3,881,000	\$7,350,000	86
TNDC	Franciscan Towers 217 Eddy St.	105	Site Acq.	\$ 1,007,000	\$2,150,000	UC
MacLean	Dorothy Day Residence 44 McAllister St.	100	Site Acq. Sec.202	\$ 317,947 \$ 6,342,300	\$ 960,000	86
John Stewart Co. (PCD)	381 Turk St.	32	CHRP	\$ 344,597	-0-	82
Reality House West	Cadillac Hotel 380 Eddy St.	157	CHRP SUHRP	\$ 491,900 \$ 305,000	-0-	87
St. Vincent de Paul	Arlington Hotel 480 Ellis	174	SUHRP CDBG RRP OAHPP	\$ 1,000,000 \$ 196,343 \$ 496,343 \$ 300,000	-0-	87
Whitehall Prop.	Whitehall Apts. 351 Turk	231	RRP OAHPP	\$ 945,000 \$ 1,300,000	\$4,000,000	87
Vintage Prop. Barker Interests	737 Post St.	255	MFRB	\$27,000,000	\$6,000,000	UC
Housing Auth.	440 Turk St.		HAF	\$ 650,000		86

# **BERNAL HEIGHTS**

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
BHCF	3333 Mission St. Coleridge Park Homes	49	Site Acq. HAF HODAG	\$1,033,998 \$ 80,000 \$1,449,792	\$1,700,000	UC
BHCF	424 Holliday	4	Site Acq. Condo \$	\$ 149,647 \$ 60,000	\$ 190,000	82
Owner(BHCF)	117 Brewster	1	CHRP	\$ 2,350	---	81
Owner(BHCF)	18 Precita	2	CHRP	\$ 15,200	---	82
Owner(BHCF)	146 Tiffany	4	CHRP	\$ 27,464	---	83
Owner(BHCF)	19 Prospect	1	CHRP	\$ 20,000	---	83
Owner(PCD)	3248 Folsom	4	CHRP	\$ 43,400	---	82
Owner(PCD)	147 Cortland	2	CHRP	\$ 29,958	---	82
Owner(MOHD)	185 Crescent	2	RRP	\$ 10,000	\$ 10,734	85
Various	Homeowner Rehab Loans	65	CHRP HILP CHFA CERF	\$ 938,887 \$ 129,578 \$ 15,000 \$ 30,000	\$ 2,135	T0 87

# BAYVIEW/HUNTERS POINT

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
IHS	All Hallows 1400 Newhall	45	Site Acq.	\$ 77,094 \$2,555,175	---	83
SFRA	All Hallows/Northridge	301	OHPP SFRA 116 Bonds	\$3,500,000 1,500,000 \$19,000,000	---	83
SFRA	Marine Village	100	Site Acq.	\$ 600,000	---	
Owner(PCD)	1713 Quesada	3	CHRP	\$ 14,125	---	81
Owner(PCD)	1771 La Salle	2	CHRP	\$ 10,203	---	82
Owner(PCD)	5279 - 3rd St.	3	CHRP	\$ 52,500	---	82
Owner(PCD)	1119 Gilman	1	CHRP	\$ 18,917	---	83
Owner(PCD)	1240 Hollister	1	CHRP	\$ 15,436	---	83
Aspen West	Aspen South Hills Kiska & Reardon Rds.	82	MFMRB HAF	\$2,600,000 \$1,300,000	\$ 300,000	
Bridge	Morgan Heights Jerrold/Earl	63	SFMRB	\$5,100,000	---	UC
SFRA	Expandable Homes Innes/Wendell	20	SFMRB	\$1,264,000	---	UC
Owner(MOHEd)	1400 Revere	4	RRP	\$ 25,000	\$ 30,000	UC
Owner(MOHEd)	1316 Jessie	8	RRP	\$ 37,275	\$ 12,425	UC
Owner(MOHEd)	1631 Shafter	1	RRP	\$ 4,000	\$ 4,000	UC
Owner(MOHEd)	1779 McKinnon	4	RRP	\$ 9,050	\$ 9,050	UC
Owner(MOHEd)	1570 Kirkwood	2	RRP	\$ 24,000	\$ 26,650	UC
Owner(MOHEd)	10 Neptune	2	RRP	\$ 16,000	\$ 26,050	UC
		52	CHRP	\$ 583,880	\$ -0-	TO

# HAYES VALLEY

<u>Sponsor</u>	<u>Proj. Name/Add.</u>	<u>Units</u>	<u>Public Funds</u>		<u>Private Funds</u>	<u>Completion Date</u>
			<u>Source</u>	<u>Amount</u>		
HVCDC	220 Pierce St.	8	Site Acq. CHRP	\$ 98,261 \$ 67,151	\$ 185,620	84
HVCDC	398 Haight St.	12	Site Acq. CHRP	\$ 227,939 \$ 180,000	\$ 145,171	85
HVCDC	957 Hayes	12	Site Acq.	\$ 188,615	\$ 234,385	85
Owner(HVCDC)	651 Oak	6	CHRP	\$ 33,840	-0-	83
Owner(HVCDC)	425 Steiner	3	CHRP	\$ 34,451	-0-	83
Owner(HVCDC)	621 Fillmore	2	CHRP	\$ 48,597	-0-	83
Owner(MOHED)	339 Pierce	2	RRP	\$ 13,250	\$ 13,250	87
Owner(MOHED)	89 Belcher	2	RRP	\$ 6,750	\$ 6,750	86
Owner(MOHED)	850 Oak	12	RRP	\$ 60,000	\$ 65,000	87
Owner(MOHED)	210 Page	7	RRP	\$ 60,022	\$ 20,008	UC
Owner(MOHED)	660 Fell	2	RRP	\$ 20,000	\$ 20,000	UC
Various	Homeowner Rehab Loans	15	CHRP HILP DPRLP	\$ 128,490 \$ 49,128 \$ 10,000	-0-	TO 87

# Visitation Valley

<u>Sponsor</u>	<u>Proj. Name/Add.</u>	<u>Units</u>	<u>Public Funds</u>		<u>Private Funds</u>	<u>Completion Date</u>
			<u>Source</u>	<u>Amount</u>		
Various	Homeowner Rehab Loans	7	CHRP	\$ 88,975	-0-	TO 87
			HILP	\$ 8,700		
			Sec. 312	\$ 15,000		

# OMI

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
St. Vincent de Paul (HCDC)	4450 Mission St.	4	CHRP Sec 312	\$ 70,000 \$ 25,000	-0-	86
BRIDGE (HCDC)	Holloway Terrace 625 Holloway St.	42	Site Acq. SFMRB Mortgage Assistance	\$ 324,100 \$3,481,950 \$ 433,100	-0-	85
Owner (HCDC)	15 Lakeview	1	CHRP	\$ 20,000	-0-	82
Owner (PCD)	808 Plymouth	1	CHRP	\$ 19,765	-0-	82
Various	Homeowner Rehab Loans	155	CHRP HILP DPRLP CHFA	\$1,950,498 \$ 222,291 \$ 67,316 \$ 51,590	-0-	T0 87

POTRERO HILL

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
PHCDC	712 Tennessee COHO Apts.	6	Site Acq. CHRP	\$ 80,965 \$ 42,230	\$146,000	84
Barrett Homes	Parkview Heights Wisconsin/26th	132	Site Acq. SFMRB Mortgage Assistance CHRP	\$ 535,881 \$10,297,350 \$ 600,000 \$ 24,000	-0-	85
Owner(PCD)	226 Missouri	2			-0-	84
Cal Fed	Potrero Terrace 23rd & Rhode Island	132	MFRMB	\$13,000,000	\$ 4,000,000	UC
Various	Homeowner Rehab Loans	28	CHRP HILP Sec.312	\$ 235,221 \$ 72,257 \$ 10,300	\$ 7,500	TO 87



# REST OF CITY

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
Episcopal Homes	2770 Lombard Presido Gate Apts.	55	Site Acq. Sec. 202	\$ 302,000 \$3,402,102	-0-	85
BRIDGE	Poly High Carl/Arguello	114	SFMRB HAF	\$13,050,000 \$ 2,500,000	-0-	UC
Seagate	Goldmine Hill Ora Way	102	SFMRB	\$ 1,476,454	-0-	87
Owner (MOHED)	159 Chattanooga	6	RRP	\$ 27,200	\$ 27,200	UC
Owner (MOHED)	844 Brunswick	1	RRP	\$ 12,600	\$ 4,200	UC
Assoc. for Retarded Citizens (HCDC)	1244 5th Ave. 1230 5th Ave.	7 6	CHRP CHRP	\$ 65,615 \$ 14,385	\$ 27,632 -0-	84 84
Various	Homeowner Rehab Loans	304	HILP CHRP	\$ 2,488,971 \$ 20,000	-0-	TO 82
Zanelli	Cayuga Terrace Geneva/Delano	13	SFMRB	\$ 1,385,000		

# SOUTH OF MARKET

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
MHDC	22 South Park Madrid Hotel	47	Site Acq CHRP DPRLP	\$260,123 \$769,940 \$100,000	135,758	86
MHDC	102 South Park Parkview Hotel	41	Site Acq CHRP DPRLP	\$215,328 \$629,118 \$100,000	222,477	87
Owner (PCD)	569 Natoma	6	CHRP	\$ 24,085	-	82
Owner (PCD)	103 Freelon	10	CHRP	\$ 55,569	-	82
Gran Oriente Filipino (PCD)	45 South Park	6	CHRP	\$ 78,258	-	83
Grant Oriente Filipino (PCD)	41 South Park	2	CHRP	\$ 37,500	-	83
St. Vincent de Paul Soc. (PCD)	1173 Howard	6	CHRP	\$ 19,500	-	83
Owner (PCD)	130 South Park	5	CHRP DPRLP	\$ 86,617 \$ 50,000	-	83
Owner (PCD)	181 Russ	6	CHRP CHFA	\$105,000 82,500	-	87
Gran Oriente Filipino	106 South Park	23	CHRP	\$130,540	-	87
Owner (TODCO)	222 Sixth St.	43	CHRP	\$ 29,752	-	83

# **SOUTH OF MARKET (Continued)**

<u>Sponsor</u>	<u>Proj. Name/Add.</u>	<u>Units</u>	<u>Public Funds</u>	<u>Private Funds</u>	<u>Completion Date</u>
			<u>Source</u>	<u>Amount</u>	
Owner (MOHED)	644 Natoma	6	RRP	\$ 22,500	87
Owner (MOHED)	515 Natoma	3	RRP	\$ 12,500	87
Owner (MOHED)	543 Natoma	6	RRP	\$ 24,750	87
Various	Homeowner Rehab Loans	2	CHRP	30,219	T0 87
TODCO	Mendelsohn House 4th & Mabini	189	Hotel Tax HODAG	\$12,500,000 \$ 2,500,000	UC

## MISSION

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
MHDC	Maria Alica Apts. 16th/Valencia	20	Site Acq HODAG	\$ 832,499 \$1,377,690	\$1,225,000	UC
Zanello/Gaehwiler College Park Army and Folsom		130	MFMRB OHPP	\$8,000,000 420,000	\$2,000,000	86
MHDC	2945 16th St.	8	Site Acq CHRP SFRRP	\$ 252,000 \$ 205,667 \$ 40,000	\$ 135,000	87
MHDC	67 Rondel Pl.	2	CHRP	\$ 40,000		82
MHDC	3025 23rd St.	6	CHRP	\$ 106,959	\$ 123,510	82
Owner (MHDC)	2430 Folsom St.	12			\$ 27,000	82
MHDC	3290 25th St. Colosimo Apts.	11	Site Acq Tax Exempt	\$ 102,725 \$ 832,300		83
MHDC	501 Hampshire Mariposa Gardens	63	Site Acq Tax Exempt	\$ 600,000 \$4,331,200		83
MHDC	2261 Bryant Street Women's Alcoholism Center	11	Site Acq CHRP	\$ 110,000 \$ 122,629	\$ 165,000	86
MHDC	35 Woodward Woodward Hotel	60	Site Acq DPRLP CHRP	\$ 181,000 \$ 145,000 \$ 587,997	\$ 78,000	87
MHDC	16th & H0ff	49	Site Acq RHCP (AB-333)	\$ 643,000 \$2,859,540		85
MHDC	890 Capp Street	4	Site Acq. CHRP DPRLP	\$ 102,000 \$ 75,000 \$ 40,000	\$ 171,750	83
MHDC	70-74 Moss St.	16	Site Acq. CHRP	\$ 229,748 \$ 240,000	\$ 213,750	83

# MISSION (Continued)

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
MHDC	1637 15th St.	16	Site Acq. CHRP	\$ 229,748 \$ 240,000	\$ 213,750	83
MHDC	3434 18th St.	8	Site Acq. CHRP DPRLP	\$ 154,000 \$ 122,660 \$ 65,000		
HDNP	70-74 Woodward	3	Site Acq. CHRP SFRRP	\$ 71,735 \$ 52,500 \$ 15,000	\$ 92,900	85
HDNP	Casa de la Raza Barlett/21st	51	Site Acq. RHCP CHFA Bond CHFA/HCD	\$1,757,445 \$ 230,000 \$3,422,800 \$1,000,000	-0-	86
HDNP	Casa Valencia 504 Valencia	64	Site Acq.	\$ 885,000	\$ 1,196,435	UC
HDNP	Carmelita Apts. 399 Valencia	40	Site Acq.	\$1,482,441	\$ 300,000	UC
MHDC	Project Artaud 499 Alabama	77	CHRP	\$ 285,470	-0-	83
Owner(MHDC)	35 Capp	4	CHRP	\$ 7,840	-0-	82
Owner(MHDC)	332 Capp	12	CHRP	\$ 30,360	-0-	82
Owner(MHDC)	2837 Folsom	3	CHRP	\$ 16,000	\$ 8,000	84
Owner(MHDC)	2888 Folsom	6	CHRP	\$ 75,000	-0-	82
Owner(MHDC)	1471 - 15th St.	8	CHRP	\$ 94,550	-0-	83
Owner(MHDC)	248 Lexington	4	CHRP	\$ 38,185	-0-	82

# MISSION (Continued)

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
Owner(MHDC)	870 Shotwell	3	CHRP	\$ 7,000	-0-	82
Owner(MHDC)	938 Alabama	2	CHRP	\$ 22,000	-0-	83
Owner(MHDC)	2815 Bryant	5	CHRP	\$ 66,584	-0-	84
Owner(MHDC)	3422 - 19th St.	6	CHRP	\$103,800	-0-	83
Owner(MHDC)	827 Guerrero	22	CHRP	\$212,500	-0-	85
Owner(MHDC)	2810 - 22nd	4	CHRP	\$ 70,000	-0-	85
Owner(PCD)	147 Lexington	6	CHRP	\$ 27,800	-0-	82
Owner(PCD)	2415 - 18th St.	2	CHRP	\$ 35,476	-0-	82
Owner(MHDC)	1126 Florida	4	RRP	\$ 20,000	\$ 22,000	UC
Owner(MHDC)	1110 S. Van Ness	5	RRP	\$ 20,000	\$ 32,000	UC
Owner(MHDC)	204 Valencia	6	RRP	\$ 17,250	\$ 17,250	UC
Arriba Juntos	Mission Capp 2155 Mission	+/-	IAF OAHPP	\$1,000,000 \$ 800,000	\$ 3,400,000	UC
Various	Homeowner Rehab Loans	30	CHRP HILP Sec.312 DPRLP CHFA	\$211,763 \$ 15,000 \$ 86,700 \$ 30,000 \$ 30,000	\$ 55,435	T0 87

# WESTERN ADDITION

Sponsor	Proj. Name/Add.	Units	Public Funds		Private Funds	Completion Date
			Source	Amount		
El Bethel Baptist Church	El Bethel Terrace 1055 Fillmore	101	Site Acq.	\$ 10,510	-0-	
Amancio	Amancio Ergina Scott/Ellis	72	Site Acq. SFMRB	\$ 58,000 \$ 5,901,250	-0-	85
SFRA	1800 Turk St.	16	DPRLP CHFA	\$ 50,000 \$ 747,000	-0-	UC
Urban Homes	Fulton Parkview Park Fulton Divisadero/Fulton	38	SFMRB	\$ 1,960,000	-0-	UC
Owner(MOHED)	1118 Fell	1	RRP	\$ 1,650	\$ 1,650	86
Owner(MOHED)	1690 Golden Gate	8	RRP	\$ 40,000	\$ 45,000	UC
Owner(MHDC)	1736 Fell	2	RRP	\$ 1,600	\$ 1,600	UC
Klingbiel Co.	2000 Post (Winterland)	304	MFMRB	\$ 30,000,000	\$ 6,000,000	87
Various	Homeowner Rehab Loans	2	DPRLP	\$ 20,000	-0-	70 87



## APPENDIX B

### ORGANIZATION AND STAFF

**HOUSING DIVISION**  
**Organization and Staffing**

Deputy Director for Housing  
Barbara Smith

Chief Housing Finance Officer  
Joe LaTorre

Housing Programs Manager  
Mattie Bates

Director of Special  
Elise Rosson

Housing Finance Specialist  
Bill Rumpf

Rehabilitation Coordinator  
Maggie Davis

Housing Specialist  
Maeve Phelan

Housing Construction Inspector  
Leopoldo Rafael

Housing Specialist  
Naja Williams

**MAYOR'S OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT  
HOUSING STAFF POSITIONS AND RESPONSIBILITIES**

**MOHED Functional Title: Deputy Director for Housing (B. Smith)**

Coordinates and supervises the development, implementation and monitoring of housing finance and production programs under general direction of the Executive Director of MOHED. Principal assistant to the Executive Director in the development and coordination of housing policies. Maintains a network of contacts with officials in City departments, regional, state and federal agencies and private groups whose activities and programs affect housing production and affordability in the City. Overall responsibility for ongoing housing division operations, directing staff on program implementation and maintaining an overview of program progress. Supervises directly a staff of eight professionals and oversees the activities of twelve neighborhood based nonprofit housing development and technical assistance programs.

**MOHED Functional Title: Chief Housing Finance Officer (Joe LaTorre)**

Provides financial analysis of city housing programs under Tax Exempt Authority, CDBG, and other funding sources; advises executive staff on the financial implications and feasibility of city housing policies and programs; develops, coordinates and implements housing finance programs for rehabilitation, new construction, and preservation; administers housing funds for which MOHED is responsible; administers the Non-Profit Performing Arts Loan Program for rehabilitation of theater spaces of smaller non-profit groups; maintains liaison with private entities, city departments, state and federal agencies for housing finance and production.

**MOHED Functional Title: Director of Special Projects (E. Rosson)**

Directs and manages citywide multifamily housing finance programs including tax exempt bond issues; develops, directs and manages Housing Development Grant Program; manages the development of special housing projects; negotiates with developers seeking city financing; maintains liaison with development and business community members; analyzes housing policies affecting new housing development and develops new financing opportunities.

**MOHED Functional Title: Housing Programs Manager (M. Bates)**

Coordinates and directs housing corporation activities for nine Housing Development Corporations and five Technical Assistance/Counseling Agencies including program planning, implementation and evaluation of all housing rehabilitation and development projects; reviews project plans and programs to assure consistency with federal and state laws and regulations, local policies and community needs; develops methods of evaluating effectiveness of

grant-funded projects; conducts project analysis and makes recommendations on operational corrections to comply with contractual requirements and Federal regulations.

**MOHED Functional Title: Housing Rehabilitation Coordinator (M. Davis)**

Coordinates and implements housing rehabilitation and conservation programs including CHRP, Rental Rehabilitation, Section 312, Theatre Rehab, Section 8 Moderate Rehab, CHFA, and State DPRLP and SUHRP; develops and implements new housing rehabilitation policies and programs; prepares and presents studies, surveys, and technical reports; provides technical and administrative assistance to city agencies and housing corporations implementing housing rehabilitation programs; maintains liaison with federal, state, and other city agencies in matters pertaining to housing rehabilitation; and applies city, state, and federal laws, statutes, regulations, and policies regarding code enforcement and rehabilitation activities.

**MOHED Functional Title: Housing Finance Specialist (W. Rumpf)**

Administers Office-Affordable Housing Production Program; assists in administration of Site Acquisition Program; shares responsibilities for administration of First-Time Homebuyer Programs; develops funding procedures for hotel room tax revenues; prepares applications or assist applicants for McKinney Homeless Act Funds (transitional housing and long-term SRO housing); provides technical assistance on Section 202 projects and on other non-profit housing developments; and performs financial feasibility of SRO Moderate Rehab. applications.

**MOHED Functional Title: Housing Construction Inspector (L. Rafael, Jr.)**

Performs housing/building evaluation inspections; prepares detailed work write-ups for correction of San Francisco Housing Code violations and conformance to Section 8 Housing Quality Standards, improvements for handicapped accessibility and energy efficiency of the housing rehabilitation programs; prepares construction cost estimates of code deficiencies work; reviews construction contract proposals, contractors' qualifications and contract negotiations/competitive bids; monitors all phases (MOHED-funded/HDC-owned projects) of engineering and construction in conformance with applicable codes, laws and ordinances, approved plans and permits, and approves payments to contractors; on new construction projects, acts as construction inspector monitoring construction projects.

**MOHED Functional Title: Housing Specialist (N. Williams)**

Monitors the performance of housing development corporations HDC's for compliance with contract requirements and work program goals; assists in monitoring and evaluating housing programs; reviews and analyzes monthly programs and fiscal reports submitted by all assigned corporations for

conformance to budgetary requirements; reviews and approves consultant service contracts, personnel and budget revisions and maintain records of matters related to housing development corporations (HDC's); screens and assists Community Housing Rehabilitation Program (CHRP) clients in preparing necessary loan documents; schedules initial and final property evaluations for proposed rehabilitation.

**MOHED Functional Title: Housing Specialist (M. Phelan)**

Administers First-Time Homebuyer Program in conjunction with other staff; monitors housing units financed through Single Family Mortgage Revenue Bond issues; assists in monitoring Community Housing Rehabilitation Program loans; prepares annual reports on housing programs for state and federal agencies; provides information to the public on housing programs and housing statistics; and prepares financial projections for City assisted housing developments as needed.

**APPENDIX C**

**1988 ADMINISTRATION BUDGET**





